

## SECTION IV

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**WARRANTY SPECIFICATIONS**

4.1 GENERAL

This section shall establish policy and procedures for the process by which a Contractor and/or Developer can transfer ownership and maintenance of water and sanitary sewer mains to the Parker Water and Sanitation District. The water and sanitary sewer mains must be eligible for acceptance by the District with respect to materials and workmanship as set forth in the water and sanitary sewer sections of this manual.

4.2 PROCEDURES

There shall be no implied ownership of water and sanitary sewer mains constructed by any entity other than the Parker Water and Sanitation Sewer District without strict adherence to the warranty procedures as outlined in this section.

Although the District may operate the system to provide service to the users, the costs and responsibility of maintenance and repair of the systems will remain with the Developer and/or the Contractor until the mains have been granted final acceptance.

4.3 RESPONSIBILITY

It shall be the responsibility of the Developer and/or the Contractor to make all requests and notifications to initiate warranty procedures and perform any follow-up correspondence and communication to gain acceptances.

## PROBATIONARY ACCEPTANCE PROCEDURES

1. Upon completion of paving Contractor and/or Developer notifies District Engineer of requests for probationary acceptance inspection.
2. Contractor and/or Developer submits final stamped and bound compaction reports to District Engineer.
3. Contractor and/or Developer submits paper set and electronic format as-built drawings to District Engineer for review. District Engineer compares as-builts against his field data makes revisions if necessary, and returns as-builts to Contractor or Developer. Changes are made and the as-builts are returned to the District.  
District Engineer - 1 File Disk and Mylars
4. District Engineer conducts probationary acceptance inspection with District personnel, Developer and/or Utility Contractor present. A punch-list will be created by the District Engineer of any deficient construction and transmitted to each party.
5. Developer and/or Contractor will make necessary modifications to the water and sanitary sewer systems and notify the District Engineer to make a follow-up inspection.
6. District Engineer will conduct a follow-up inspection with District personnel, Developer and/or Contractor to confirm modifications have been completed.
7. District will confirm that all fees owed to the District are current, as-builts are in their possession, and that they have received their copy of the compaction report.
8. District will notify the Developer or Contractor in writing that the probationary acceptance period is in effect.
9. The Contractor or Developer is responsible for all repairs and maintenance of the water and/or sanitary sewer mains he has constructed for a period of 2 year from the effective date of probationary acceptance.
10. Prior to probationary acceptance walk-through, the client shall jet clean the entire sanitary sewer system and pump out at the plugged manhole.

## **FINAL ACCEPTANCE PROCEDURES**

1. After approximately 23 months have passed following the effective date of probationary acceptance, the Developer and/or Contractor shall contact the District Engineer to schedule a final acceptance walk-through inspection.
2. District Engineer conducts final acceptance inspection with District Personnel, Developer, and/or Utility Contractor present. A punchlist of deficient items will be compiled by the District Engineer and transmitted to each party.
3. Developer and/or Contractor will make necessary modifications to the items contained in the punchlist and notify the District Engineer to make a follow-up inspection.
4. District Engineer conducts follow-up inspection with District personnel, Developer and/or Contractor to confirm modifications have been completed.
5. If all outstanding issues have been satisfied the District will notify the Contractor and/or Developer in writing of the effective date of final acceptance.
6. The District will then have the responsibility of ownership and maintenance of the water and/or sewer mains from the effective date of final acceptance forward.
7. Prior to final acceptance walk-through, the client shall jet clean the entire sanitary sewer system and pump out at the plugged manhole.

**END OF SECTION**

